

MINUTES
REGULAR MEETING
HELOTES CITY COUNCIL

The City of Helotes City Council met for a regular meeting Thursday, July 25, 2019 at 7:00 p.m. in the City Hall Council Chamber, 12951 Bandera Road, Helotes, Texas. This was an open meeting, subject to the open meeting laws of the State of Texas.

Present: Thomas A. Schoolcraft, Mayor
Alex Blue, Mayor Pro Tem
Jim Meadows
Bert Buys
Cynthia Massey
Paul Friedrichs

Staff Present: Rick Schroder, City Administrator
Susan Darst, Assistant to the City Administrator

1. Call to Order.

Mayor Schoolcraft called the meeting to order at 7:00 p.m. Council Member Meadows led the invocation. Mayor Schoolcraft led the pledge to the U.S. flag and the Texas flag.

PUBLIC HEARING:

- 2. Public hearing on a final re-plat, pursuant to Municipal Code of Ordinances Chapter 78 Subdivisions, Section 78-74 Replatting without Vacating Previous Plat, and associated variances from Section 78-3 Dedication of Right-of-Way by Subdividers and Section 78-136 Lots, Subparagraph (c) Frontage for Bandera Oaks Subdivision, being a 11.690 acre tract of land establishing Lots 7, 8 and 901, Block 2, previously platted as Lots 3, 4, 5, 6 and 901 out of the Bandera Oaks Subdivision, recorded in Volume 9723, Page 124, out of the deed and plat records of Bexar County, Texas.**

Mayor Schoolcraft opened the public hearing at 7:02 p.m. No one signed up to speak on this item. Mayor Schoolcraft closed the public hearing at 7:03 p.m.

OPEN SESSION:

3. Citizens to be Heard.

No one signed up to speak on this item.

CONSENT AGENDA (ITEM NOS. 4 - 8): All items marked with an asterisk (**) on the consent agenda were voted on by one motion. Motion was made by Council Member Meadows, second by Council Member Friedrichs, to approve items 4, 5, 6, 7 and 8 on the consent agenda. Motion to approve carried unanimously.

- 4.** **Approval of the minutes of the Regular Meeting dated June 27, 2019. (Staff)**
- 5.** **Approval of the Fiscal Year Ending (FYE) 2019 City of Helotes Revenue and Expense, Balance Sheet, and Encumbrance Reports dated July 17, 2019. (Staff)**
- 6.** **Approval of the Quarterly Investment Reports for the City of Helotes and the City of Helotes Economic Development Corporation (EDC) for the quarter ending June 30, 2019. (Investment Officers)**
- 7.** **Approval of the City of Helotes FYE 2020 Budget Calendar. (Staff)**
8. ** **Ratification of the following FYE 2019 Budget Amendments (Staff):**
 - **Transferring \$48,371.24 from General Fund Expenditure Line Item No. 01-530-5330 *Municipal Court Fees* to Expenditure Line Item No. 01-585-5101 *EMS Salaries*;**
 - **Increasing General Fund Revenue Line Item No. 01-401-3140 *Sales and Use Taxes* by \$274,469.00; and**
 - **Increasing General Fund Expenditure Line Item No. 01-510-5333 *380 Agreement Expenses* by \$274,469.00.**

ITEMS FOR INDIVIDUAL CONSIDERATION:

9. **Discussion of and action on a final re-plat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, Section 78-74 *Replating without Vacating Previous Plat*, and associated variances from Section 78-3 *Dedication of Right-of-Way by Subdividers* and Section 78-136 *Lots*, Subparagraph (c) *Frontage* for Bandera Oaks Subdivision, being a 11.690 acre tract of land establishing Lots 7, 8 and 901, Block 2, previously platted as Lots 3, 4, 5, 6 and 901 out of the Bandera Oaks Subdivision, recorded in Volume 9723, Page 124, out of the deed and plat records of Bexar County, Texas. (Applicant)**

(Note: On July 2, 2019 the Planning & Zoning Commission recommended approval of the re-plat for Bandera Oaks Subdivision, and associated variances, with the condition that Lot 901 retains its original recorded interior line that abuts the corner of Cedar Springs Subdivision Lot 8, for the purpose of preserving a buffer zone.)

Motion was made by Council Member Buys, second by Council Member Meadows, to discuss and act on this item as written.

Discussion included the re-plat of Bandera Oaks Subdivision, as submitted, meets the Code's setback requirements. Additionally, the trees along the rear of the property will remain as part of the master tree preservation plan, and as part of the deed.

Motion to approve the item as submitted carried unanimously.

10. **Discussion of and action on a request by Parker & Parker Investment Properties, L.L.P. for a variance to Municipal Code of Ordinances Chapter 78 *Subdivisions* requiring Municipal approval and recordation of a plat prior to the issuance of a building permit for a 21.112 acre tract of land located at 15248 Scenic Loop Road, Helotes, Texas 78023 (BCAD Prop. ID Nos. 242030 & 242036) and a Memorandum of Understanding on the same by and between the City of Helotes and Parker & Parker Investment Properties, L.L.P. (Applicant)**

Motion was made by Council Member Buys, second by Council Member Friedrichs, to discuss and act on this item as written.

The applicant requests approval of this item, in accordance with State Law. Pursuant to Local Government Code, Section 212.004, recordation of a plat is not required when land is divided "into parts greater than 5 acres, where each part has access, and no public improvement is being dedicated".

Motion to approve the item as written carried unanimously.

11. **Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas amending Municipal Code of Ordinances Chapter 18 *Buildings and Building Regulations*, Article II *Technical Codes*, Section 18-13 *International Property Maintenance Code Adopted*, Subparagraph (b) by revising Section 302.4 *Weeds*; authorizing the City Administrator to implement the provisions of this Ordinance; providing for severability; repealing any other Code provisions, ordinances, or parts of ordinances, and other provisions in conflict herewith; providing a penalty; incorporating recitals; and adopting an effective date. (Staff)**

Motion was made by Council Member Friedrichs, second by Council Member Massey, to discuss and act on this item as written.

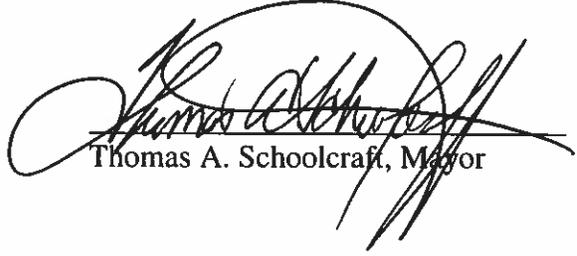
The proposed amendment to the ordinance stipulates a maximum weed height for all residential properties, requiring weeds to be no more than 12 inches in height. The height limitation shall not apply to a lot, or portion of a lot, deemed by the Code Enforcement Officer to be naturally-wooded or in a natural state.

Motion to approve the item as written carried unanimously.

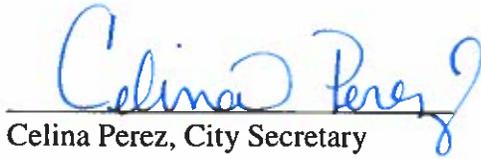
Adjourn

With no more business to come before Council, Mayor Schoolcraft adjourned the meeting at 7:27 p.m.

ATTEST:



Thomas A. Schoolcraft, Mayor



Celina Perez, City Secretary

